140.A	0002	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	450,700 /	450,700
					USE VALUE:	450,700 /	450,700
					ASSESSED:	450,700 /	450,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #: 5

Owner 1:	THOMPSON ROBERT C & JANICE M	
Owner 2:		
Owner 3:		
Street 1:	5 NEWPORT ST UNIT 5	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	CURCIO WILLIAM C -
Owner 2:	-
Street 1:	7 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

Cntry:

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1917, having primarily Vinyl Exterior and 1292 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	447,900	2,800		450,700
Total Card	0.000	447,900	2,800		450,700
Total Parcel	0.000	447,900	2,800		450,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.84 | /Parcel: 348.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 290702
GIS Ref:
GIS Ref:
Insp Date: 09/17/18

PREVIOUS ASSESSMENT

Parcel ID: 140.A-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	441,400	2800	.		444,200	444,200	Year End Roll	12/18/2019
2019	102	FV	418,300	2800	.		421,100	421,100	Year End Roll	1/3/2019
2018	102	FV	370,500	2800	.		373,300	373,300	Year End Roll	12/20/2017
2017	102	FV	338,200	2800	.		341,000	341,000	Year End Roll	1/3/2017
2016	102	FV	338,200	2800	.		341,000	341,000	Year End	1/4/2016
2015	102	FV	313,000	2800	.		315,800	315,800	Year End Roll	12/11/2014
2014	102	FV	298,900	2800	.		301,700	301,700	Year End Roll	12/16/2013
2013	102	FV	298,900	2800	.		301,700	301,700		12/13/2012

!15567!

PRINT

Date	Time
12/11/20	05:16:16

LAST REV

Date	Time
09/17/18	13:26:20

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15567

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CURCIO WILLIAM	50038-589		8/31/2007		318,475	No	No		

USER DEFINED

Prior Id # 1:	89781
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	Measured	DGM	D Mann
2/19/2008	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7931													G9			

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CND	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G9	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	42.000000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	394.228
Other Features:	81454
Grade Factor:	1.00
NBHD Inf:	0.85000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	502177
Depreciation:	54235
Depreciated Total:	447942

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH

UnSketched SubAreas:
GLA: 1292,

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	335.09
Special Features:	0	Val/Su Net:	346.67
Final Total:	447900	Val/Su SzAd	346.67

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,292	394.230	509,343

Net Sketched Area:	1,292			Total:	509,343
Size Ad	1292	Gross Are	1292	FinArea	1292

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 140.A-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	FR	1917	27.50	T	50	102			2,800			2,800

More:	N	Total Yard Items:	2,800	Total Special Featues:	Total: 2,800